WARRANTY DEED

Karen Johnson Davidson County
Batch# 314142 DEEDWARR
11/12/2019 10:33:51 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20191112-0116267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/28/22
(AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0846

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David R. Benner and Michelle Schollenberger, husband and wife		Map: 181030A21000
(NAME) 6960 Calderwood Dr.	(NAME) New Owner	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($299,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTA L. LAFONTAINE AND SPOUSE, CARLA SCHOOLER LAFONTAINE F/K/A CARLA J. SCHOOLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID R. BENNER AND MICHELLE SCHOLLENBERGER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot NO. 2 on the Plan of Revision One, 3rd Addition to Indian Creek, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 200503010022508, a Revision of Instrument Number 200501050001852, said Register's Office, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Christa L. Lafontaine, an umarried woman and Carla J. Schooler, an unmarried woman, as tenants in common with express rights of survivorship, by deed from Troy Olsen, a single man, of record in Instrument No. 20160212-0013698, dated February 11, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument Number 20050105-0001852, said Register's Office.

Easement of record in Instrument Number 20040902-0106369, said Register's Office.

Carla Schooler Lafontaine and Carla J. Schooler one and the same person.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10752, Page 553, Instrument Number 20000727-0074152, and Instrument Number 20050118-0006063, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6960 Calderwood Dr., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of November, 2019.

Christa L. Lafontaine

Carla Schooler Lafontaine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christa L. Lafontaine and Carla Schooler Lafontaine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of November, 2019.

My Commission Expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY